

116.0

Map

0002

Block

0010.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 612,600 /

USE VALUE: 612,600 /

ASSESSED: 612,600 /

Total Card /

Total Parcel

612,600

612,600

612,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
255		FOREST ST, ARLINGTON

OWNERSHIP

Owner 1:	GUO FANGZHENG				
Owner 2:					
Owner 3:					
Street 1:	255 FOREST ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	GERIBO JANE -		
Owner 2:	-		
Street 1:	255 FOREST ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 6,593 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Wood Shingle Exterior and 1183 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6593		Sq. Ft.	Site		0	70.	0.94	5									432,453						432,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6593.000	180,100		432,500	612,600
Total Card	0.151	180,100		432,500	612,600
Total Parcel	0.151	180,100		432,500	612,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	517.84	/Parcel:	517.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	180,100	0	6,593.	432,500	612,600	612,600	Year End Roll	12/18/2019
2019	101	FV	164,600	0	6,593.	438,600	603,200	603,200	Year End Roll	1/3/2019
2018	101	FV	164,600	0	6,593.	327,400	492,000	492,000	Year End Roll	12/20/2017
2017	101	FV	164,600	0	6,593.	296,500	461,100	461,100	Year End Roll	1/3/2017
2016	101	FV	164,600	0	6,593.	284,200	448,800	448,800	Year End	1/4/2016
2015	101	FV	164,000	0	6,593.	240,900	404,900	404,900	Year End Roll	12/11/2014
2014	101	FV	164,000	0	6,593.	228,600	392,600	392,600	Year End Roll	12/16/2013
2013	101	FV	164,000	0	6,593.	217,500	381,500	381,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERIBO JANE,	70180-542		11/2/2017		548,500	No	No		
	15261-199		10/1/1983		67,000	No	No		Robert B Geribo d.o.d. 4/28/2015 bk 68109 pg

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERIBO JANE,	70180-542		11/2/2017		548,500	No	No		
	15261-199		10/1/1983		67,000	No	No		Robert B Geribo d.o.d. 4/28/2015 bk 68109 pg

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2014	1067	Manual	3,924		8/28/2014			Construct accessor

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2014	1067	Manual	3,924		8/28/2014			Construct accessor

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	MEAS&NOTICE	BS	Barbara S
2/1/2018	SQ Returned	EMK	Ellen K
1/31/2018	Mail Update	EMK	Ellen K
3/31/2009	Measured	372	PATRIOT
4/29/2000	Inspected	197	PATRIOT
2/15/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

